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ARLINGTON REDEVELOPMENT BOARD

Arlington, Massachusetts
Middlesex, ss

DOCKET NO. 3520

DECISION Special Permit Under ENVIRONMENTAL DESIGN REVIEW

Applicant: Arlington EATS, 58 Medford Street, Arlington, MA 02474
Property Address: 117 Broadway, Arlington, MA 02474

Hearing Date: January 3, 2022
Date of Decision: January 3, 2022

20 Day Appeal Period Ends: February 2, 2022

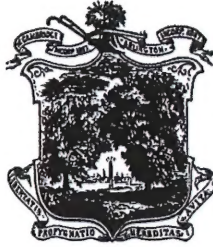
Members
Approved

Greg B. Benson
Rachel Zimber
Al. Infoc
Stephen D. Penick

Opposed

Town Clerk's Certification

Date



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Town of Arlington, Massachusetts
Department of Planning & Community Development
730 Massachusetts Avenue, Arlington, Massachusetts 02476

DECISION OF THE ARLINGTON REDEVELOPMENT BOARD

Environmental Design Review Docket #3520, 117 Broadway, Arlington, MA 02474
January 3, 2022

This Decision applies to an application by Arlington EATS, 58 Medford Street, Arlington, Massachusetts, 02474, for 117 Broadway, Arlington, MA, 02474 for Special Permit Docket #3520 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4., Environmental Design Review. The applicant seeks approval of signage that exceeds the allowed signage in a B4 Vehicular Oriented Business District and Business Sign District. The reopening of the Special Permit is to allow the Board to review and approve signage under Section 3.4, Environmental Design Review, and Section 6.2, Signs. A public hearing was held on January 3, 2022. The public hearing was closed on January 3, 2022.

VOTE: The Arlington Redevelopment Board (ARB) voted (5-0) to approve Docket #3520 on January 3, 2022.

Materials reviewed for this Decision:

- Application for EDR Special Permit;
- Impact Statement;
- Sign Submittal Package, prepared by 96pt., dated December 6, 2021;
- Material samples;
- Diagram of 117 Broadway entry dimensions; and
- Updated wall sign and entry door vinyl sign materials, dated January 3, 2022.

The following criteria have been met, per Section 3.3.3 of the Arlington Zoning Bylaw:

1. A mixed-used development was granted a Special Permit under Environmental Design Review on November 21, 2016 and is an allowed use in the B4 Vehicular Oriented Business District.
2. Mixed use development provides residents and customers, and the commercial area on the ground floor will bring life to the streetscape on Broadway. As described in the

Decision issued in 2016, the uses in this building will serve as an important anchor in the revitalization of Broadway.

3. The commercial use will not create undue traffic congestion or unduly impair pedestrian safety.
4. The commercial use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare.
5. The commercial use is not subject to any special regulations.
6. The commercial use does not impair the integrity of character of the neighborhood.
7. The commercial use will not be in excess or detrimental to the character of the neighborhood.

The following criteria have been met, per Section 3.4.4 of the Arlington Zoning Bylaw:

1. **EDR-1 Preservation of Landscape**

There are no changes to the landscape as there are no proposed exterior alterations other than the new signage.

2. **EDR-2 Relation of the Building to the Environment**

There are no changes to the exterior of the building other than the proposed new signage.

3. **EDR-3 Open Space**

There are no changes to open space as a result of the sign proposal.

4. **EDR-4 Circulation**

There are no changes to any circulation patterns.

5. **EDR-5 Surface Water Drainage**

There will be no changes to the exterior of the building or surface water run-off.

6. **EDR-6 Utilities Service**

There will be no changes to the utility service as a result of this sign proposal.

7. **EDR-7 Advertising Features**

This Special Permit has been granted to allow signage that exceeds what is allowed in this location, the Business Sign District, as defined by Section 6.2. Per Section 6.2.2(C). The ARB found that the new signage should be allowed in the public interest.

The following signs have been approved:

1. One wall sign at the entry to the commercial space (49" wide x 27" tall, or 9.2 square feet). The sign will be installed via blind stud mounts.
2. Vinyl signage on the entry door (20" by 20").
3. Window graphic A: Perforated vinyl window application over six windows on the corner of the building where Everett Street and Broadway intersect (13.5 square feet each, 81 square feet total, or covering 75% of each window).
4. Window graphic B: Die-cut vinyl window application over lower third of four windows on the Broadway façade (8.94 square feet each, 35.78 square feet total, or covering 29% of each window).
5. Window graphic C: Die-cut vinyl window application over lower third of four windows on the Everett Street façade (8.94 square feet each, 35.78 square feet total, or covering 29% of each window).

8. EDR-8 Special Features

There are no such special features proposed for the site.

9. EDR-9 Safety

There are no changes to safety at this site.

10. EDR-10 Heritage

The existing structure is not listed on the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington* nor is it under the jurisdiction of the Arlington Historical Commission. As such, the site contains no historic, traditional, or significant uses, structures, or architectural elements.

11. EDR-11 Microclimate

There will be no adverse impacts on air and water resources or on temperature levels of the immediate environment.

12. EDR-12 Sustainable Building and Site Design

There are no changes proposed to the building or the site.

The ARB made the following findings upon approval:

1. The ARB finds that the nature of the use being made of the building is such that allowing a greater number of signs and greater area of window signage as proposed under Option 2 as described in EDR Criteria 7 above in items 3, 4, and 5, is in the public interest consistent with Section 6.2 of the Zoning Bylaw.
2. The ARB finds that the project is consistent with Environmental Design Review per Section 3.4 of the Zoning Bylaw.

The project must adhere to the following general conditions:

1. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the ARB.
2. The ARB maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.

The project must adhere to the following special conditions:

1. The installed vinyl window graphics shall be consistent with those provided under Option 2 in the application materials.